

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

St. Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-482-3300.

**Tuesday**  
**July 22<sup>nd</sup>, 2025**  
**6:00 PM**

**Council Chambers**  
**1043 Kittson Road East**  
**East Selkirk, MB**

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

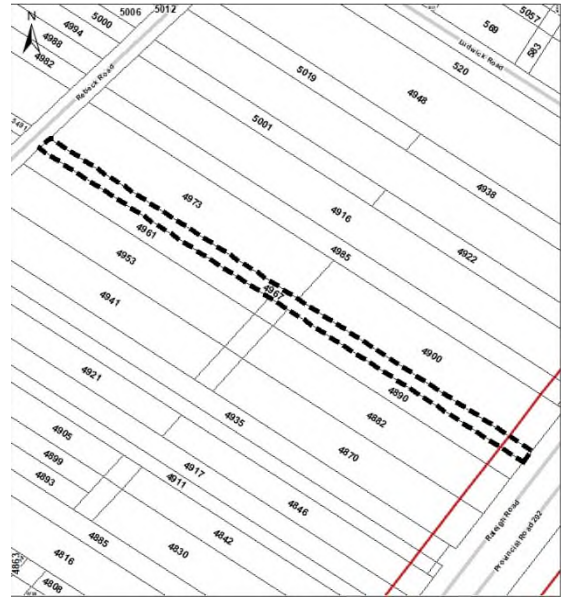
**Application File:** VO 62, 2025

**Applicant:** Justin Vandal

**Property Location:** 4967 Rebeck Road,  
St. Clements  
Roll # 43000  
Legal \*OT237-AD-10554

**Application Purpose:**

The applicant is proposing to reduce the minimum lot size and construct an accessory structure prior to obtaining a development permit for the principal building as per conditions of Subdivision S24-3093.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Lot Size (Section 5.4, Table 11)	4 acres (min.)	2.06 acres and 1.94 acres
Accessory Building May Not Be Constructed Prior to Obtaining Development Permit for the Principal Building (Section 3.2.2.)	Accessory Building May Not Be Constructed Prior to Obtaining Development Permit for the Principal Building	Proposing to allow an accessory structure prior to obtaining a development permit for the principal building

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at [info@rrpd.ca](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	June 26, 2025
<b>Application File</b>	<b>VO 62, 2025</b>
<b>Applicant</b>	Justin Vandal

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	4967 Rebeck Road, St. Clements
- Roll #	43000
- Legal	*OT237-AD-10554
<b>Zoning</b>	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law 5-2002
<b>Development Plan Designation</b>	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	4 acres in area (+/-) 66 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Lot Size (Section 5.4, Table 11)	4 acres (min.)	2.06 acres and 1.94 acres
Accessory Building May Not Be Constructed Prior to Obtaining Development Permit for the Principal Building (Section 3.2.2.)	Accessory Building May Not Be Constructed Prior to Obtaining Development Permit for the Principal Building	Proposing to allow an accessory structure prior to obtaining a development permit for the principal building

#### Application Purpose

The applicant is proposing to reduce the minimum lot size and allow an existing accessory structure to remain on a new lot prior to obtaining a development permit for the principal building as per conditions

of Subdivision S24-3093, which will be presented to Council in conjunction with this variance order. The applicant has submitted a subdivision application map, which is attached to this report.

The municipality and Manitoba Highways have no concerns with the proposed variance.

### **OPTIONS FOR COUNCILS' CONSIDERATION**

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

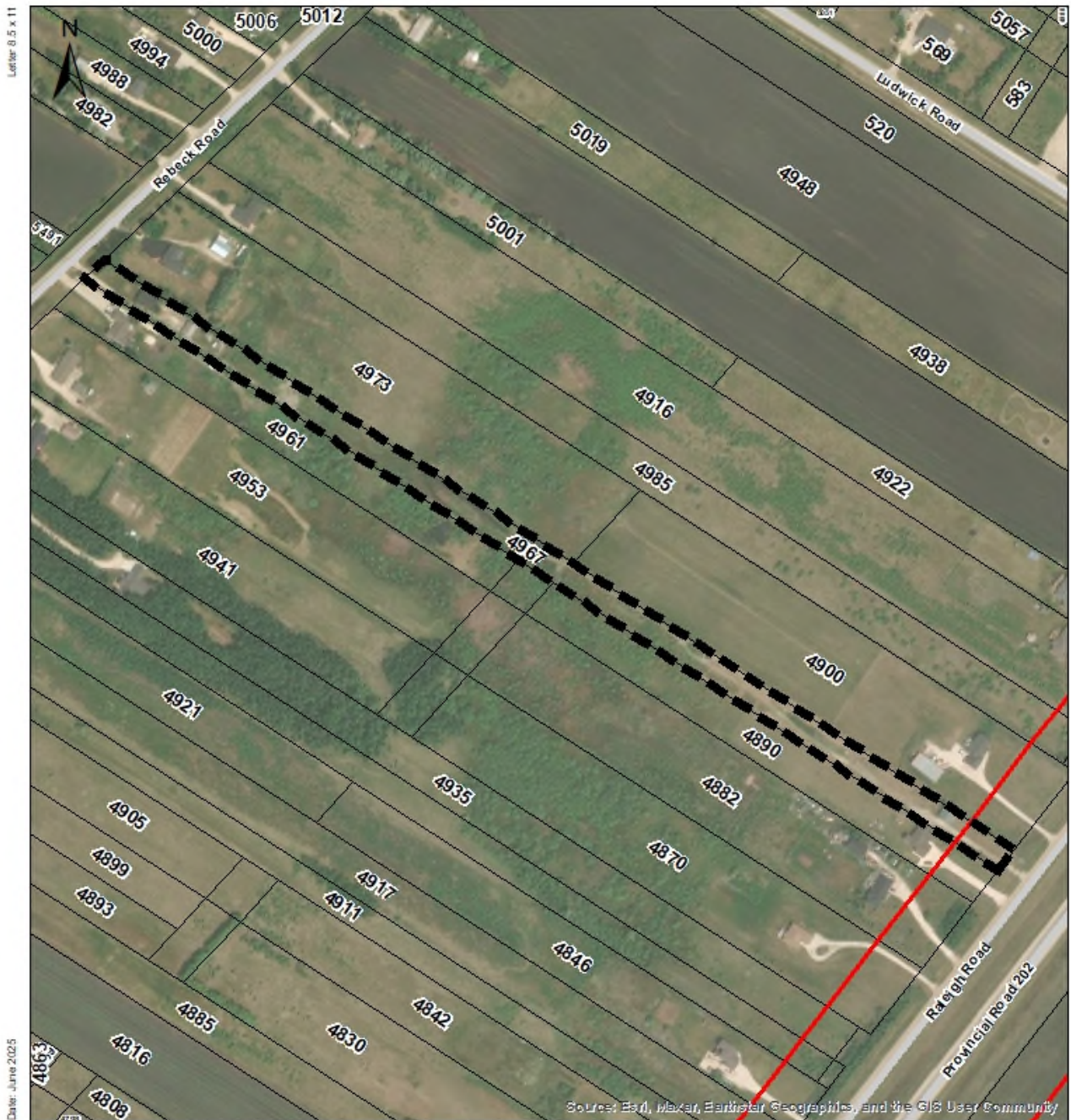
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
  - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
  - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

### **RECOMMENDED CONDITIONS OF APPROVAL**

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

## RRPD LOCATION MAP



### SUPPORTIVE MAPPING

Variance Order VO 62, 2025  
4967 Rebeck Road, RM of St. Clements

Designation: "AR" Agricultural Restricted  
Zoning: "AR" Agricultural Restricted

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline





# ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP

<b>SUBDIVISION APPLICATION MAP</b> OF PART OF <b>OTM LOT 237, PARISH OF ST. ANDREWS</b> BEING PART OF <b>R.M. OF ST. CLEMENTS</b> <b>MANITOBA</b>			
<b>ZONING INFORMATION:</b> ROLL NO: 43000.000 ADDRESS: 4967 REBECK ROAD ZONING CLASSIFICATION: Residential 1 ASSESSED LAND AREA: 4.03 Acres			
<b>CERTIFICATE OF TITLE:</b> 3265764/1 (SEARCH DATE MARCH 26, 2025) <b>REGISTERED OWNERS:</b> JUSTIN RUSSEL VANDAL <b>LEGAL DESCRIPTION:</b> ALL THAT PORTION OF NLY 66 FEET OF SLY 165 FEET OF OTM LOT 237 PARISH OF ST ANDREWS WHICH LIES WEST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERP DISTANT 33 FEET FROM THE WESTERN LIMIT OF THE ROAD ALLOWANCE WEST OF AND ADJOINING RAILWAY PLAN 12 WLTD (L DIV) <b>ENCUMBRANCES:</b> 5578205/1 <b>CERTIFICATE OF TITLE:</b> 3020105/1 (SEARCH DATE MARCH 26, 2025) <b>REGISTERED OWNERS:</b> JUSTIN RUSSEL VANDAL <b>LEGAL DESCRIPTION:</b> ALL THAT PORTION OF THE NLY 66 FEET OF THE SLY 165 FEET OF OTM LOT 237 PARISH OF ST ANDREWS LYING WEST OF THE WESTERN LIMIT OF THE ROAD ALLOWANCE WEST OF AND ADJOINING THE LAND TAKEN FOR CANADIAN PACIFIC RAILWAY RIGHT OF WAY PLAN 12 WLTD (L DIV) WHICH LIES EAST OF A LINE DRAWN WEST OF, PARALLEL WITH AND PERP DISTANT 33 FEET FROM THE SAID WESTERN LIMIT <b>ENCUMBRANCES:</b> 5578205/1		<b>LEGEND:</b> Hydro Poles are shown thus: —●— Hydro Poles with Lights are shown thus: —●*— Lamp Poles are shown thus: —●— Overhead Hydro are shown thus: ————	
<b>PROPOSED LOT AREAS AND WIDTHS:</b> LOT 1: AREA: 87,051 FT <sup>2</sup> (2.0 ACRES) WIDTH: 66.0 LOT 2: AREA: 87,120 FT <sup>2</sup> (2.0 ACRES) WIDTH: 66.0 TOTAL: AREA: 174,171 FT <sup>2</sup>		Digitally signed by Phillips, Alexander Date: 2025.04.01 13:54:55 -05'00' 	
<b>NOTES:</b> This Map has been prepared for Subdivision Application purposes only. This is not a final survey.		PREPARED BY: A. W. PHILLIPS, M.L.S.	
<b>Phillips &amp; Stevens</b> 440 Stafford Street Winnipeg, Manitoba R3M 2B7 Tel. 663-2089 Email info@phillipstevens.com Web www.phillipstevens.com File No. 202503058		REVISION: DATE: COMMENTS:	

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